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btj **Newsletter**



Touch of
elegance in
every corner

**Square
Feet Story**

In Talk with

Mohammad Muniruzzaman
Chief Operating Officer



Mohammad Muniruzzaman, bti's Chief Operating Officer, enlightens us about Square Feet Story, the latest business endeavour by bti and its vision to take design and construction to the next big step!

Can you please tell us what Square Feet Story is about?

Square Feet Story is a new business entity and bti's latest endeavour. It that brings all construction and design services, along with consultation, one can think of, all under one label. It will provide for customers architectural design, interior design, construction, logistic services, landscaping, innovative solution and 3D visualization. Previously bti had separate teams of professionals and experts who carried out specific services like interior design or landscaping but this time, we bring you all the in-house experts for dedicated service in each of the different fields of design and construction.

What is the purpose of Square Feet Story?

As you know, bti is the leading real estate company with nearly four decades of experience and a great amount of reliability for over six thousand happy customers. Over the years, we have worked in more than three hundred and fifty projects and many times we have come across customers who were so satisfied with our work that they requested us to provide them with more services just beyond simple architecture, engineering and/or construction. For that reason, to provide our customers with the best of services possible, we have come up with a new SBUs and that is Square Feet Story. We are a design-led consultancy whose duty is to design well and to design with responsibility towards our customer, and our environment.

What is the scope of work for Square Feet Story?

Square Feet Story's greatest strength is our ability to listen to our clients and interpret their requirements and aspirations. We then use our expertise to create a concept and design which encompass these aspirations in relation to the site and surrounding context. Our services and consultancy include the architectural, interior and landscaping design, construction and all sorts of logistic services along with innovative solution like home automation and 3D visualization. So, as you can tell, it is a complete package! One can choose to take any one of the services I just mentioned and we will be there with our team of dedicated experts.

Can you tell us about the vision for Square Feet Story?

Square Feet Story is set out on a journey to become the leading and most trustworthy solution provider for all design, construction and building related services. We want to extend our expertise and support in this area to the private construction sector. With our expertise and years of dedicated work in real estate, they can trust us beyond the shadow of a doubt. We also want to be of service to all REHAB members for all their needs. bti's Square Feet Story has been started off from a sense of accountability to our trusted and potential customers and we consider it a part of our corporate responsibility to share our years of knowledge in the avenues of design and construction services and consultancy.



What would you say are some of the challenges and opportunities of Square Feet Story?

The first challenge that comes to mind is that there are many other entities in the market that are providing the same services and they are our potential competitors. However, the opportunity in this area is that bti being a strictly professional company with absolute transparency regarding its services which are backed by strong in-house competence and expertise; we certainly hold a stronger position in terms of quality of work. In fact, with nearly four decades of experience of working with both local and foreign customers our consultancy and services are top notch.



Touch of elegance in every corner Square Feet Story

Square Feet Story is the latest endeavour by bti. We provide an integrated solution for both residential and commercial spaces and have four decades of expertise in delivering design and construction services and consultancy. Our team of experts in architectural design, interior design, construction, logistic services, landscaping, innovative solutions and 3D visualization provides a cohesive approach to designing magnificent projects in context with the environment. We employ a team of architects, engineers, interior designers and 3D visualizers. At Square Feet Story, we believe that the perfect design should withstand the test of time besides following trends

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Architectural Design

True to an integrated spirit that is characteristic of the perfect living or commercial space, our architecture is designed in response to environmental, landscape and customer needs. Square Feet Story creates architecture that renders every project unique. Our inherent fascination for exploring the varying nuances with how people live; specifically, the relationship between creating beautiful inner sanctums, and designing functional environments that suit individual and family needs, our architectural team of conceptual designers, and technical detailing specialists work towards a consistent creative vision.

Construction

Construction is our unique high-end service to bring to life residential and commercial spaces the way you imagine them. It is our turn-key service from concept to completion. In contrast to a standard design and build company, Square Feet Story brings our top architects and engineers in parallel with in-house construction and project management, all under one roof. We have employed our construction teams to facilitate and execute our design vision in a tightly controlled, and streamlined way. Our projects are design-led, as opposed to build-led.

Logistic Services

Our logistic services offer a holistic approach and solution, adding value during the development and planning phases as well as on the work site during the whole project. Planning permission is required for most building work where the external building mass is modified or extended, or where it is proposed to change the use of a building, or land. As well as planning permission, property owners and developers are required by law to obtain approval for any building project that involves health and safety. Our dedicated project planning team has a wealth of experience across all types of planning applications, ranging from straight forward property extensions, to obtaining listed building consent for conservation and heritage buildings, as well as complex building alterations or new build developments.

Landscaping

Benefit from our comprehensive landscape architecture and maintenance plan designed to meet your needs and exceed your expectations, all delivered by a team invested in your success. Our designers, planners and construction teams will take a collaborative approach, based on data and experience and provide a process for developing concepts that beautify spaces for now and for the future. Your vision will be developed into

inspiring concepts that are reviewed with our estimating, construction, and maintenance teams that balance quality and constructability, while maximizing budget and schedules. Our designers will provide technical expertise and an included process to get community and progressive designs to bring enhancements of lifestyle elements in spaces like rooftops, building entrance, terrace etc.

Innovative Solution

Innovative Solution constructs spaces that come equipped with smart homes providing automation options for you. This includes: smart hubs, motion sensor light in lift lobbies, swipe card entry system at ground floor lobby and basement lift lobby entrance, fingerprint access handle lock and visual door bell on main entrance door, visual doorbell connected to your smart phone, smart switch accessible through your smart phone, one smart look over camera with two way voice support function, one smart panic button for emergency alarm and remote push notification, gas detector connected through Wi-Fi access to prevent fire hazard.

3D visualization

Our team of designers produces creative 3D visualization giving solutions and design directions for both residential and commercial spaces. 3D exterior visuals are a vital part in the projection of a residential or commercial project. Our exterior visuals have a unique way of expressing architectural designs in detail. We use various techniques, considering the different needs of each client, in order to provide the right kind of 3D visual. Our interior visual service produces high-end photo like interior 3D renders that give an accurate representation of a space. Square Feet Story helps clients to easily visualize their dreams in the design of their homes or commercial spaces in 3D. The architect's lines can be transformed into floor plans of top quality visualizations. Our virtual reality works provide an ultimate experience of presentation. So the perception and understanding are much larger than using the traditional media. 3D animation is one of the best ways of presenting projects. Detailed and lively animations are also a part of our elaborate service.



Interior Design

Interior design has an ability to influence mood and the way we behave in the home. Understanding the profound impact, an interior can have on the way we live reflects a thoughtful design. Creating spaces adapted to client's needs, our interior design team strives to create spectacular homes and commercial spaces that effortlessly integrate with its inhabitants' lives; resulting in sophisticated layouts with an uncompromising attention to detail whilst maintaining a balance between efficiency and elegance. Our interior designers combine detailed, strategic thinking with design creativity to provide value-added interior design for all housing schemes.

Dream With Us, Partner With Us! How bti can be your trusted partner

IN FOCUS



When you own a piece of land, it is not just a patch of green. It is your lifetime investment. Every corner represents your future plans, your hard-earned money, and your wishes. So it is quite understandable if a landowner finds it hard to trust a real estate company with his or her land. This is where we beg to differ! With almost 4 decades of experience in the real estate sector, and a brand promise of on-time work and quality service, it only makes sense that you choose us! Here are a few reasons why you should partner with us when it comes to developing your land.

See It To Believe It!

Yes, our customers and our projects speak for us. Ask anyone who has partnered with us. Not only did we provide satisfactory service, we constructed and handed over amazing projects well within a time frame. With more than 6000+ happy customers over the years, we believe we have not disappointed anyone. We thank them for trusting and relying on us for property development.

We Are Different!

Among the growing competition in real estate business, bti emerged at the top for a few reasons. Our experience and customer service are not our only merits. We are also one of the founding members of REHAB. We understand how difficult it could be for you to trust a professional company with your asset. It is a great risk, but bti is an open book! We either work on your land as your business partner, or we design and construct your property under contract. Sometimes, if a customer is willing to sell off an old property, we can buy them outright and develop new buildings.

We Maximize Land Value

Once we get to work on your land, we visit the site and check out surroundings, facilities, soil type etc. and decide on a rough sketch, based on current design and aesthetics trends. Of course, we value your suggestions too! We strictly adhere to BNBC, AIC, and RAJUK rules in our construction process and planning, ensuring proper quality control. Because of our rigid planning, we have successfully been able to hand over our projects on time, and helped our customers in tedious, bureaucratic procedures of documentation. Last but not least, we provide after-handover services and take care of maintenance issues within 24 hours as well. As a result, your property becomes a secured asset with a higher value than before.

Our cooperation, services, and quality in construction remain unparalleled. We take great pride in it, and we hope that you do too.



What's new with the SBUs?



Building Products

bti is always concerned about construction that is in sync with the environmental context of the surroundings and that is friendly in nature. Keeping that in mind, bti Building Products continues to produce Building Blocks which are not only environmentally friendly producing less salinity than bricks but also reduces the weight of any structure. Being hollow inside, they also prevent sound and heating. From anyone looking to build their own homes, real estate companies looking to build apartment complexes or even industrialists looking to build factories can use concrete blocks as a building material. That's not all, concrete blocks are great for interior design as they give a contemporary look to the homes.



bti Brokerage

bti Brokerage has an immense inventory of items and properties for all buyers, sellers and renters. One can visit bti Brokerage and find plethora of options to choose a dream home from. To make that experience even better, bti Brokerage is starting a very user-friendly platform keeping all conveniences of customers in mind very soon! And with that bti Brokerage plans to evolve into the best version of online platform for databases of properties which are for rent and sale!



bti Property Management

If you are in need of maintenance of a project, bti property management has got you covered! With all services to ensure the perfect handling and managing of a property under one title, bti Property Management is reliable and helpful. We assign maintenance and management personnel, handle things with utmost care and satisfy every requirement of keeping a project neat, clean and well-maintained.

What's new in the Real Estate Industry?

A return to 'normal'?

A big question that most people have at this moment is whether we are past the peak of the Covid-19 pandemic that has been disrupting all our lives for months now? Despite the schism, the world has been returning to somewhat normal during the last few months now — albeit with the added safety precautions in place — as more and more economic activity begins to take place again. In that same tone, while it never really fully stopped, the global real estate market has also restarted its activity. For months, industry people had been wondering about the state of the market as questions filled their minds such as whether the demand for real estate will persist in the light of the economic downturn and would the market need to adapt to any changes in trends or needs that may arise from the entire situation. The lifting of lockdown at the end of May signalled the restart of activity for the real estate sector of Bangladesh. However, it took some time for activity to properly resume and did not really begin until late June. By that time, the months of pent up real estate need/demand — coupled with the new regulations that were introduced by the budget as well as lower interest rates that came into effect in April this year—helped the real estate market start on the right foot. But overall, the number of incoming property requests has experienced significant growth since the lockdown period indicating more decisiveness by those interested in property. These figures are expected to grow in the coming days as all sorts of economic activities nearly return to normal during October.

Dhaka Tribune 12th Oct 2020



Real estate scammer cons hundreds out of their dream of owning homes

A real estate businessman has ruined the dreams of hundreds of people of owning homes in Dhaka and has swindled crores of taka from them. Manik Kumar Talukder is one of the victims. He bought a 8.26 decimal plot of land from Nasim Real Estate Ltd for a total of Tk12.5 lakh in 2010. Initially, he paid Tk1 lakh to the company in 2010, and then he made the rest of the payment in installments by August 2018. Manik's eight years of toil to become the owner of a plot of land turned into a nightmare when he went to the Mirpur office of the real estate company which is a member of the Real Estate and Housing Association of Bangladesh (REHAB) to get the registration papers of the land. "I found the office shut and the receptionist asked me not to disturb owner Md Imam Hossain Nasim. The office was well-equipped with a face recognition system at the door and heightened digital security," Manik said. The real estate entrepreneur refused to give Manik the promised land and also refused to pay back his deposited money. "He even threatened me and told me to do whatever I can against him," said Manik. Later, Manik filed a general diary at Shah Ali Police Station and then the police made repeated attempts to make Nasim refund the deposited money. Nasim worked as a contractor between 1978 and 1986, but then suddenly appeared as the owner of Nasim Real Estate company, which he started through fraud in 2000. Meanwhile, a team of RAB-4 conducted an operation at his house in Rupnagar residential area and office at National Zoo Road in Mirpur and on Wednesday and arrested him and his assistant, said RAB-4 Deputy Commander Major Md Rakibul Hasan.

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